

HISTORICAL EVALUATION OF THE PROPERTY AT
199 NORTH SUNNYVALE AVENUE
IN THE CITY OF SUNNYVALE

FOR

MR. MERDAD RAHBAR
C/O: MR. DENNIS MORENO
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BY

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JULY 28, 2005

Sept 1st

ABSTRACT

This historical evaluation was carried out in July of 2005 for the structure at 199 Sunnyvale Avenue in the City of Sunnyvale. The structure as it currently stands is a single story Spanish Eclectic style residence. The research focused upon the characteristics of this structure and its contribution to the historic fabric of the City of Sunnyvale and the County of Santa Clara. The structure is not currently listed on the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP). In addition, the structure does not appear to be eligible for inclusion in either of these registers. However, the structure is listed on the City of Sunnyvale Heritage Resource Inventory. The proposed project calls for demolition of the existing structure. Recommendations are included in the conclusion of this report.

QUALIFICATIONS OF ARCHAEOLOGICAL RESOURCE MANAGEMENT

Archaeological Resource Management has been specifically engaged in cultural resource management projects in central California since 1977. The firm is owned and supervised by Dr. Robert Cartier, the Principal Investigator. Dr. Cartier has a Ph.D. in anthropology, and is certified by the Register of Professional Archaeologists (ROPA) for conducting cultural resource investigations as well as other specialized work in archaeology and history. He also fulfills the standards set forth by the Secretary of the Interior for inclusion as a historian and architectural historian and is certified as such on the State of California referral lists.

LOCATION AND DESCRIPTION OF THE SUBJECT AREA

The subject area includes the residence and associated garage at 199 Sunnyvale Avenue in the City of Sunnyvale. On the USGS 7.5 minute quadrangle of Mountain View, California, the Universal Transverse Mercator Grid (UTMG) centerpoint of the project area is 5 86 095mE/ 41 37 570mN. The elevation is approximately 81 feet MSL. The nearest source of fresh water is Calabasas Creek which runs approximately two and a quarter miles east of the project area.

The proposed project calls for the demolition of the existing residence and construction of three new homes. The proposed project will include the necessary grading, trenching, and other earthmoving activities.

RESEARCH DESIGN AND METHODOLOGY

The goal of the archival research was to gather data on the structure located at 199 North Sunnyvale Avenue in Sunnyvale, and to evaluate its historical and architectural merit according to guidelines established by the City of Sunnyvale Heritage Resource Inventory, the California Register of Historic Resources and the National Register of Historic Places.

The study was carried out in July of 2005 by staff under the direction of Dr. Robert Cartier, Principal Investigator at A.R.M. Research was conducted using in-house

references at Archaeological Resource Management as well as records at the Santa Clara County Recorder's Office, the California Assessor's Office, the Murphy Historical Museum, and the California Room at the Martin Luther King Jr. Main Library in San Jose. Research assistance was provided by Mr. Doug Jones.

EXISTING CONDITION OF THE STRUCTURE AND ITS HISTORICAL BACKGROUND

Architectural Description

The structure at 199 North Sunnyvale Avenue is a single story Spanish Eclectic style residence in fair condition. The structure is built on a mass plan, and is of balloon frame construction. The exterior walls are surfaced with stucco, painted white. The roof is moderately pitched and gabled in a "T" shaped formation. Red Spanish roof tiles cover the roof. The eaves are very narrow, and enclosed. An addition has been made to the rear of the structure, with a flat parapet roof. The majority of the windows throughout the structure are wooden framed and in either double hung sash or multi-paned formation. Two large arched picture windows are also present, one on the eastern façade and one on the southern façade, both centrally placed beneath the gables. The front entry and porch are covered by a separate lower extension of the roof, surfaced with Spanish tiles, and supported by unadorned wooden posts. This porch covers both the front door, and a set of French doors which enter onto the living room.

The interior of the structure is in fair condition. In several areas, the interior walls suffer from severe water damage and some cracking. The main entry opens into the front room, which features hardwood floors and a patterned stucco ceiling. An unadorned pointed arch leads into the living room, which includes a stone fireplace. The kitchen appears to have been remodeled, with cabinets, sink, and major fixtures all dating to circa the 1950's. Fixtures in the main bathroom appear to date from this era as well. The rear addition, which extends off from the kitchen, includes a bedroom, a laundry and storage room, and a half bath.

Also present on the property is a garage which may have been capable of holding two small cars, or one larger modern car. The main portion of this garage is surfaced with stucco, and covered by a flat roof. A shed roof section extends from the western side of the garage, surfaced with horizontal wooden siding. The garage appears to be approximately contemporaneous to the residence.

Historical Assessment of the Property

The first people to inhabit the San Francisco Bay Area were the Ohlone (or Costanoan) Indians. The Ohlone inhabited the San Francisco Bay regions from the Golden Gate south to Monterey. The Ohlone were gatherers and hunters who utilized only the native flora and fauna with the exception of one domesticated, the dog. Yet, the abundance and high quality of natural resources allowed them to settle in semi-sedentary villages. These villages were widely distributed throughout the Santa Clara Valley, especially along water courses such as Coyote Creek, which runs through the Morgan Hill area. The arrival of

Europeans by the last quarter of the 18th century was the beginning of the end for the Native American period of history in the Bay Area.

The first Europeans to settle in the Bay area were the Spanish, who established the *Pueblo de San Jose* in 1777 and Mission Santa Clara in 1779. The missions were largely self-sufficient, raising their own crops and cattle with Native American labor. The land that became Sunnyvale was originally the *Rancho Pastorio de las Borregas*, granted to Francisco Estrada in 1842. In 1850, Martin Murphy, Sr. acquired approximately 5000 acres of the Rancho and renamed it Bayview Ranch. The Irish immigrant and his family had been in the wagon train party led by Elisha Stevens that crossed the Sierras in 1844, two years before the infamous journey of the Donner Party which followed the same route.

In 1864, the Central Railroad's line between San Francisco and San Jose crossed Murphy's property, and he was granted the right to establish the "Murphy's Station" and "Lawrence Station" stops. The community of Encinal, which would be renamed Sunnyvale in 1901 and become incorporated in 1912, grew around this railroad line. W. E. Crossman, who became a major landowner and developer in Encinal in 1898, described Sunnyvale as the "City of Destiny," and promoted the city as an industrial center.

The subject area was subdivided in 1906 as the Diana Park Tract. The proposed project area made up the entirety of Lot 14 of Block 2. The residence on the property was built by contractor John Kay for Otis B. Raines and his wife Nadine Raines in 1931. Otis Raines was the owner of Santa Clara County's first Chevrolet Dealership, Raines Garage, later to become known as Raines Chevrolet. In addition, he served as Mayor of Sunnyvale in 1946 (Seavey, 1988).

In 1957 the home was sold to John H. Morris and Jane A. Morris, husband and wife. John Morris worked at Koreski-Houlihan Real Estate as a salesman. In 1978 he died, leaving the property to his wife Jane, who is the current owner.

HISTORIC EVALUATION

The City of Sunnyvale's Heritage Resource Inventory

Chapter 19.96 regarding the City of Sunnyvale's Heritage Preservation outlines the guidelines for evaluating and nominating historic resources as follows: "Any improvement, building, portion of buildings, structures, signs, features, sites, scenic areas, views, vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance can be designated a heritage resource by the city council and any area within the city may be designated a heritage resource district by the city council pursuant to provisions of this chapter if it meets the Criteria of the National Register of Historic Places, or one or more of the following:

- (a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- (b) It is identified with persons or events significant in local, state, or national history;
- (c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- (d) It is representative of the work of a notable builder, designer, or architect;
- (e) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;
- (f) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;
- (g) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;
- (h) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;
- (i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
- (j) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;
- (k) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city;
- (l) With respect to a local landmark district, a collective high integrity of the district is essential to the sustained value of the separate individual resources;
- (m) With respect to a designated landmark and designated landmark district, the heritage resource shall meet Criteria of the National Register of Historic Places, which are incorporated by reference into this chapter." (Taken from Chapter 19.96.050 of the Guidelines for Heritage Preservation.)

The structure at 199 North Sunnyvale Avenue is currently listed on the City of Sunnyvale's Heritage Resource Inventory. The surrounding neighborhood contains many structures of a similar chronology, and can generally be described as middle class residential. K. L. Seavey in "Images: Sunnyvale's Heritage Resources" describes the Sunnyvale Avenue neighborhood in this way:

The 100 block of Sunnyvale Avenue originally marked the western boundary of the City's first industrial district, with Fair Oaks marking the eastern boundary, California Avenue the northern, and Evelyn the southern...While most of the homes were large by Sunnyvale standards, none were pretentious. Suggestive of the working class roots of many of

their owners, most were expanded examples of the Colonial Revival and Bungalow styles popular in less affluent neighborhoods.

The residence at 199 North Sunnyvale Avenue is also listed, and given a brief description, in this book:

Otis and Nadine Raines had contractor John Kay build this single story Spanish Eclectic residence for them in 1931. The building is notable for its use of large arched picture windows in the gable walls. The tile roofed open side porch entry protects French doors leading off the living room. With parapet walls and stuccoed surface, the bedroom wing to the rear of the house suggests a pueblo influence.

California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The structure at 199 North Sunnyvale Avenue is not currently listed on the California Register of Historical Resources. In addition, the structure does not appear to be eligible for inclusion in this register under any of the criteria listed above. The structure is not associated with any known significant historical events. The structure is associated with Otis B. Raines, (owner of Raines Chevrolet and one time Mayor of Sunnyvale), who can be considered a locally prominent businessperson within the Sunnyvale area. However, this association does not appear sufficient for the structure to qualify as potentially eligible under criterion 2. The structure is constructed in the Spanish Eclectic style of domestic architecture, yet it is not a particularly fine or unusual example of this style. In addition, it does not appear to be likely to yield information important to the history of the City of Sunnyvale, California, or the nation.

National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures.

The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- a. that are associated with events that have made a significant contribution to broad patterns of our history;
- b. that are associated with the lives of persons significant in our past;
- c. that embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- d. that have yielded, or are likely to yield, information important in prehistory or history.

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- | | |
|--------------|----------------|
| 1. location | 5. workmanship |
| 2. design | 6. feeling |
| 3. setting | 7. association |
| 4. materials | |

The structure at 199 North Sunnyvale Avenue is not currently listed on the National Register of Historic Places. In addition, it does not appear to be potentially eligible for listing in this register. The structure is not associated with significant historic events, thus it does not appear to be potentially eligible for listing under criterion a. Although the home is associated with Otis B. Raines, a figure of some local historical importance, it does not appear to be potentially eligible for listing in this register under criterion b. The residence at 199 North Sunnyvale Avenue is built in the Spanish Eclectic style. However it does not appear to be a significant enough example of this style to qualify for inclusion under criterion c. In addition, the structure does not appear to be likely to yield information important in prehistory or history.

CONCLUSION AND RECOMMENDATIONS

The residence at 199 North Sunnyvale Avenue is not currently listed on the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP). In addition, the structure does not appear to be eligible for inclusion in either of these registers. However: the structure is listed in the City of Sunnyvale's Heritage Resource Inventory.

The proposed project calls for the demolition of the existing structure. This structure, built in 1931, was the home of Otis B. Raines and Nadine Raines. Otis Raines was the owner of Raines Chevrolet, as well as serving as one time Mayor of Sunnyvale. Thus it is determined that the proposed project will impact a resource of limited local historic importance. Alternative recommendations are offered below:

- a. no project alternative
- b. relocation of the structure for the purpose of preservation
- c. photodocumentation of the property and surrounding streetscape
- d. demolition of the existing structure and construction of the proposed project as currently designed

LITERATURE CITED AND CONSULTED

Assessor's Office, County of Santa Clara

- 2005 Record search of assessed value and associated taxes for the property at 199 North Sunnyvale Avenue.

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- 1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition*. Simon & Schuster, New York.

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- 1993 *Historical Footnotes of Santa Clara Valley*. San Jose Historical Museum Association, San Jose.

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- 1966 *Historic Spots in California*. Stanford University Press, Stanford California.

McAlester, V. and L. McAlester

- 1997 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

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- 1987 *Santa Clara County: Harvest of Change*. Windsor Publications, Northridge, California.

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Sawyer, E.

- 1922 *History of Santa Clara County, California*. Historical Record Company, Los Angeles.

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- 1988 *Images: Sunnyvale's Heritage Resources*. Composite Arts, Sunnyvale, California.

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- 1876 *Historical Atlas of Santa-Clara County, California*. Thompson & West, San Francisco.

US Department of the Interior

- 1990 The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

US Department of the Interior

1982 Bulletin 15 - "How to Apply the National Register Criteria for
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Whiffen, M.

1992 *American Architecture since 1780, Revised Edition*. The MIT Press,
Cambridge, MA.

APPENDIX A:
Statement of Qualifications

The National Park Service has outlined the requirements for cultural resource professionals in 36 CFR Part 61. Thus, the following standards are based upon these National Park Service requirements with some modifications for local cultural resource specialists. In order to qualify as a professional historian, the minimum professional qualifications in history are a graduate degree in history or a closely related field; or a bachelor's degree in history or closely related field plus one of the following:

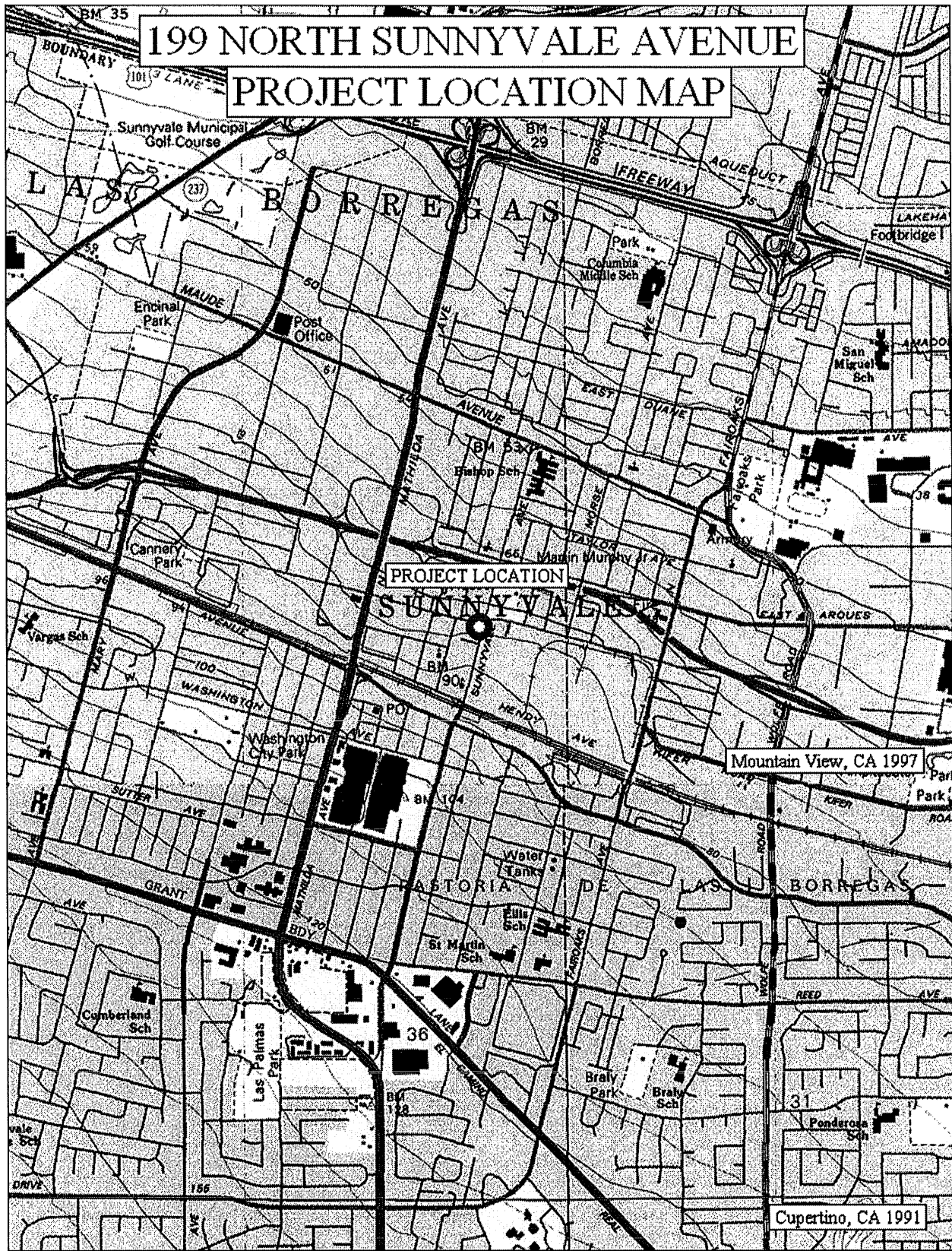
1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic professional institution, historic organization, agency, or museum.
2. Substantial research and publication in the field of history.
3. Registered professional historian with the California Committee for the Promotion of History (CCPH).

Dr. Cartier is listed in the State of California as having professional qualifications in history and architectural history, as he holds a Bachelor's degree, a Master's degree, and a Ph.D. in anthropology, a field closely related to history. He has 27 years of full-time experience in research, writing, and interpretation of cultural and historical resources. Dr. Cartier has authored and co-authored several notable historical publications for the central California area, including: *The Saint Patrick's Seminary Historic Trash Site* (1997); *Villa Torino: Historic Archaeology Phase I Excavations* (1994); *Evaluation of Cultural Resources and Determination for National Register Eligibility for the Buena Vista Adobe Project* (1994); *The Old Stone Building: Its History and Archaeology* (1986); *The Archaeological Investigations at CA-MNT-1243H: The Estrada Adobe in Monterey, California* (1985) and *The Old Monterey County Jail* (2000). Each of these works involved extensive research and evaluation of historical cultural resources. He was originally trained in historic research and historic archaeology by Professor Frank Hole of Rice University in the 1970s and published the monograph *Part I, History of the McCormick League and Areas Adjoining the San Jacinto Battleground* (1972).

Dr. Cartier has also carried out historic structure photodocumentation for many projects in the Bay area. These projects have included both medium and large format photography in accordance with guidelines outlined by local agencies and/or following the photographic standards of the Historic American Buildings Survey (HABS). He has taught field methods in archaeology since 1975, with several studies of local historic structures and deposits.

APPENDIX B:
Maps of the Subject Property

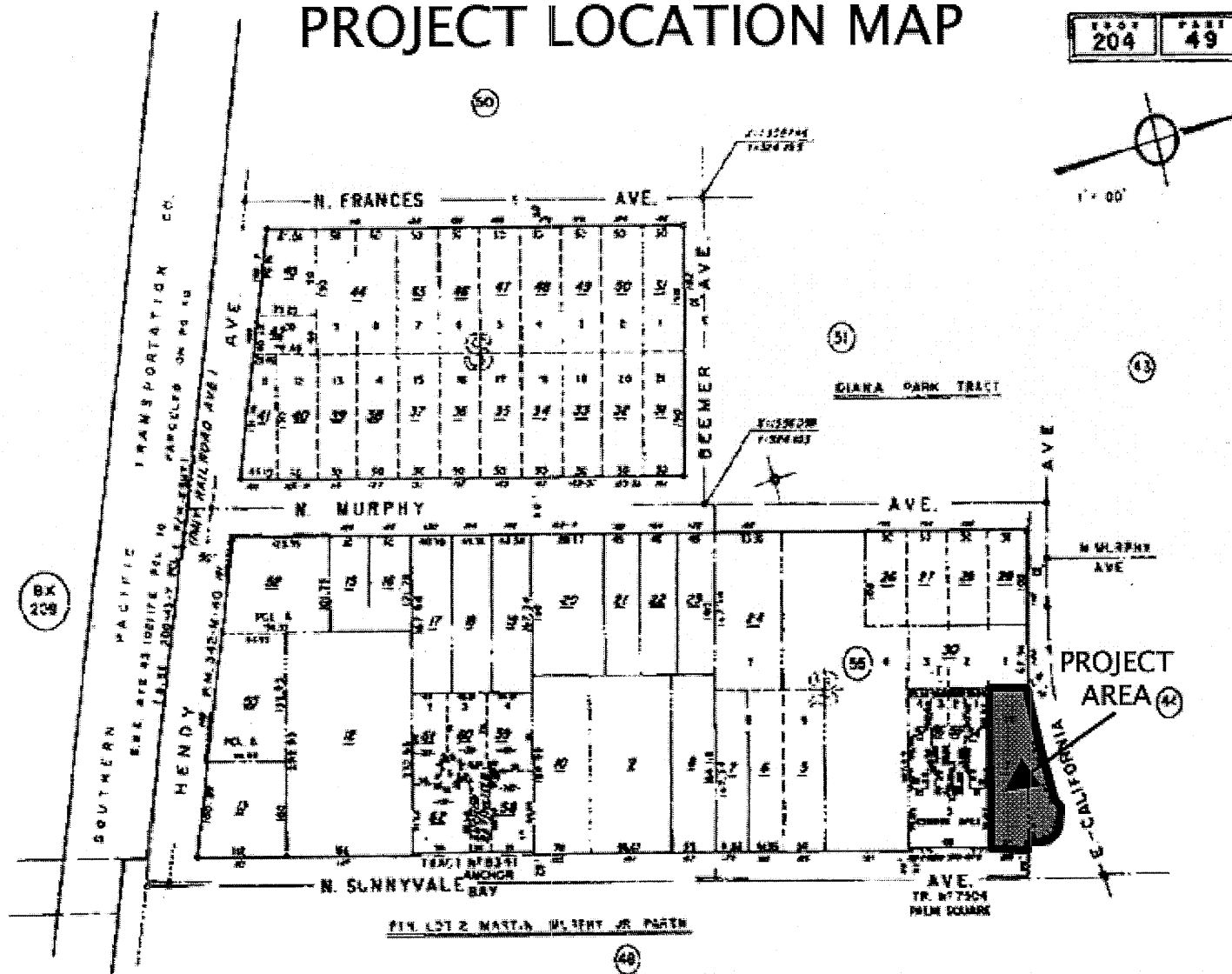
199 NORTH SUNNYVALE AVENUE PROJECT LOCATION MAP



TN* / MN
15°

0 1000 FEET 0 500 1000 METERS
Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)

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APPENDIX C:
Photographic Survey of the Property



Photo 1: View of the south façade of the structure at 199 North Sunnyvale Ave.

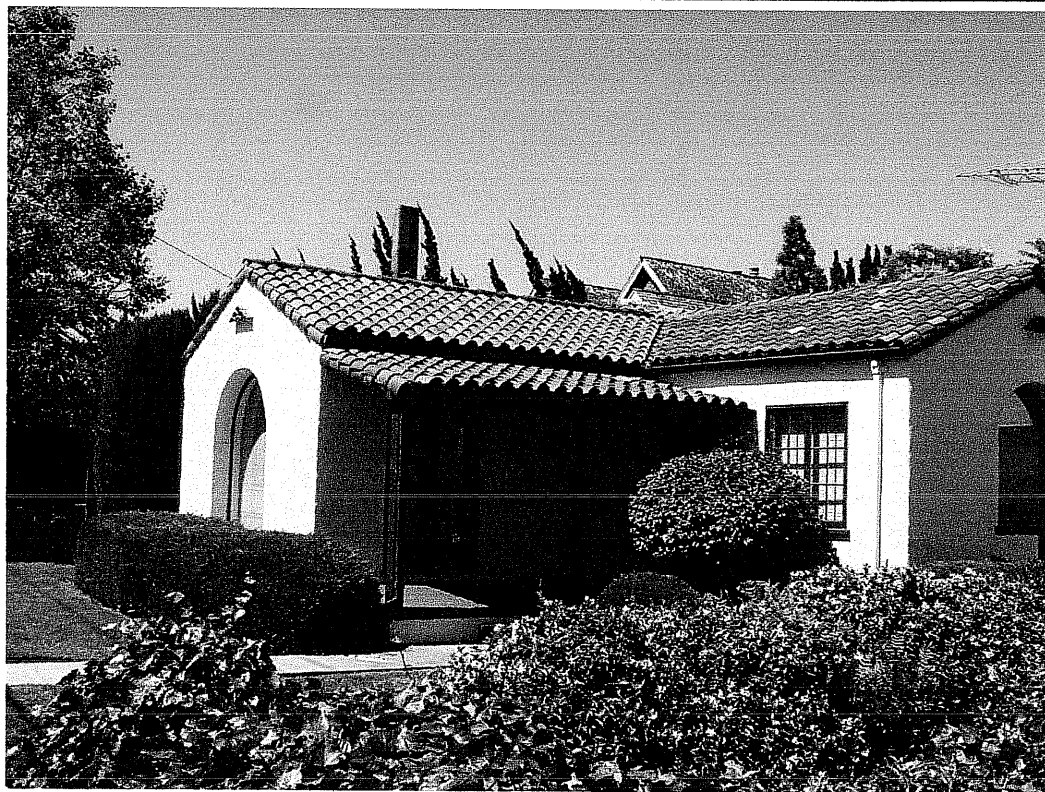


Photo 2: View of the front entry and porch at 199 North Sunnyvale Ave.

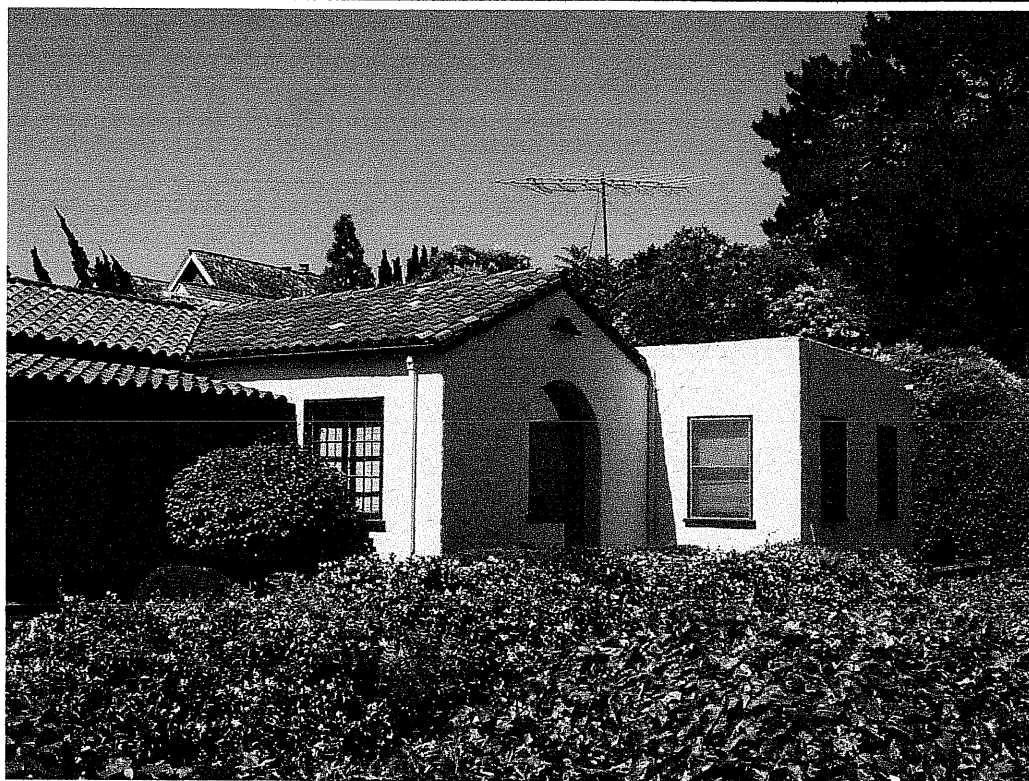


Photo 3: Western portion of the south façade. Note flat roofed addition.

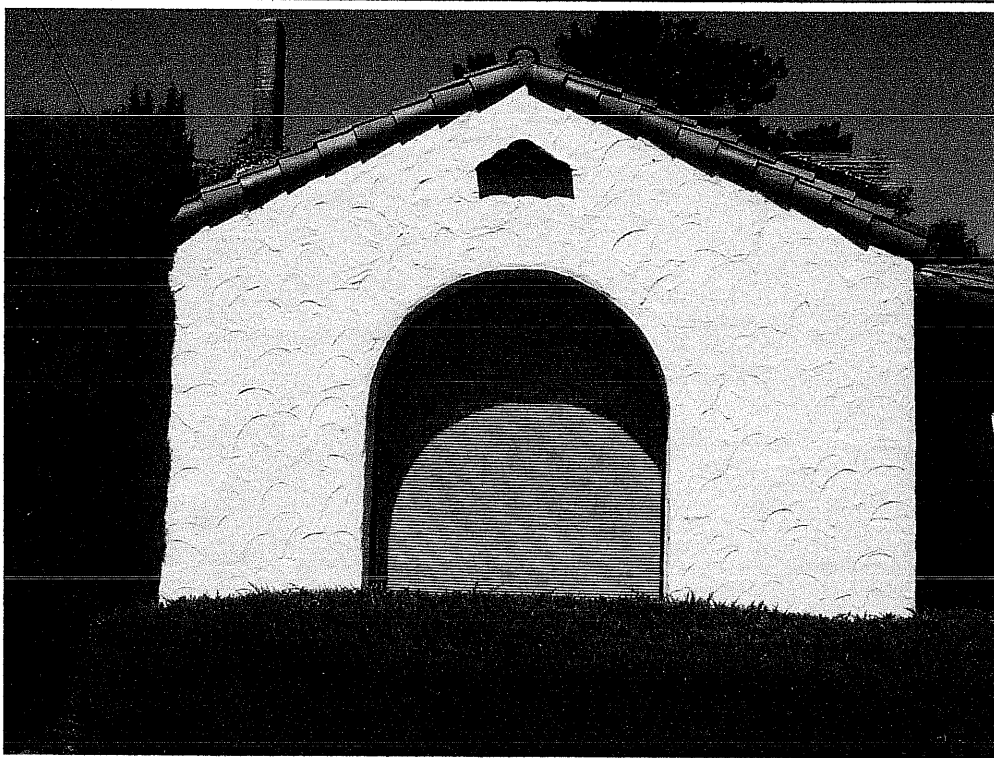


Photo 4: Detail of arched window on eastern façade.



Photo 5: Oblique view of the north façade of the structure.

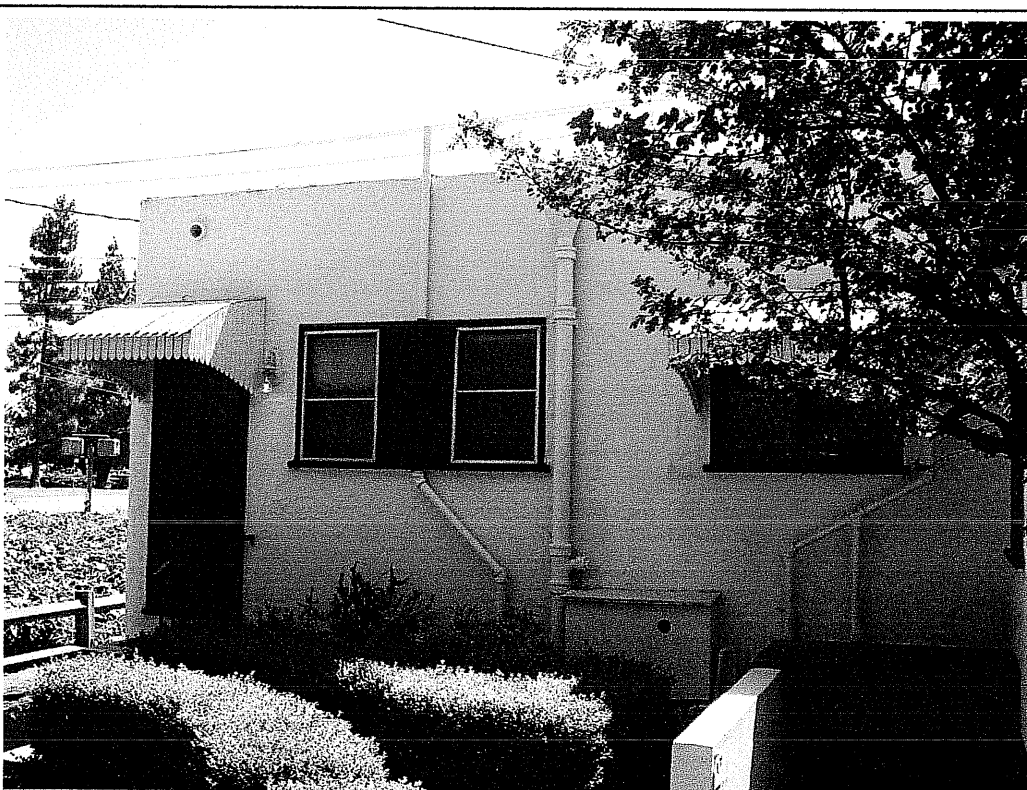


Photo 6: View of the west façade showing flat roofed addition.

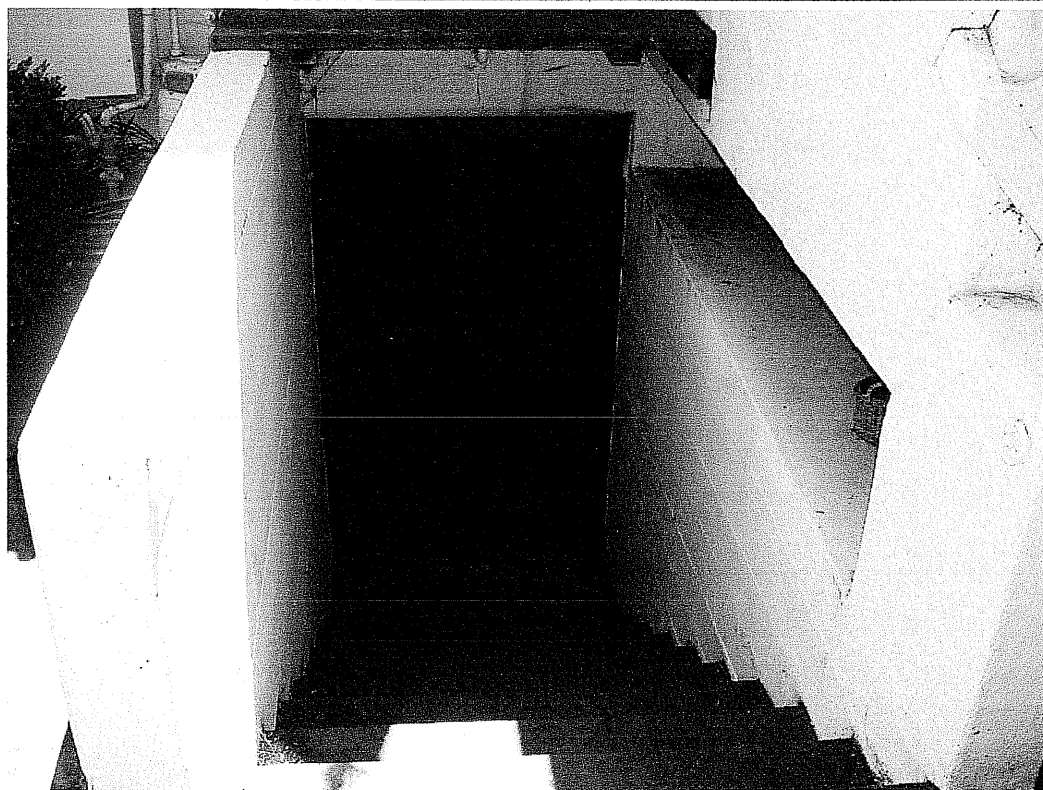


Photo 7: View of the entry steps to the basement.



Photo 8: Interior view of the basement.



Photo 9: View of the kitchen, note remodeled countertop and cabinets.



Photo 10: View of breakfast nook adjacent to kitchen.

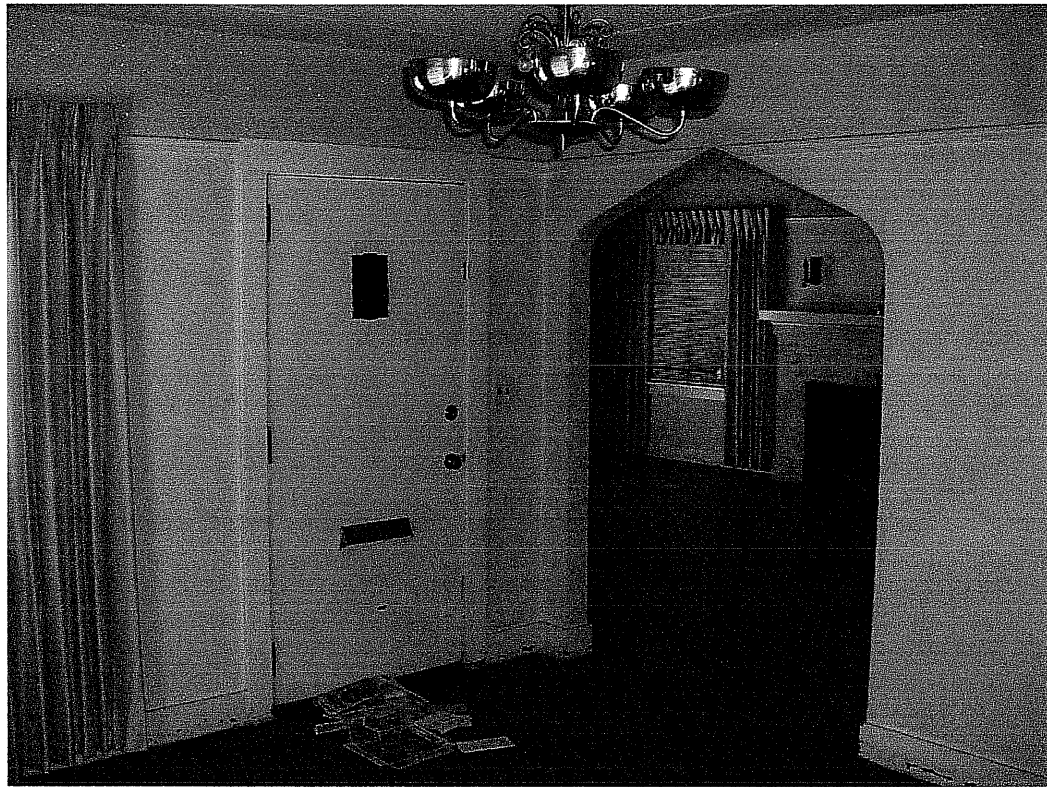


Photo 11: View of front entry room. Note pointed arch leading into living room.



Photo 12: Detail of fireplace in the living room.



Photo 13: Detail of archway between living room and front entry room.



Photo 14: Detail of water damage and cracking in rear bedroom.

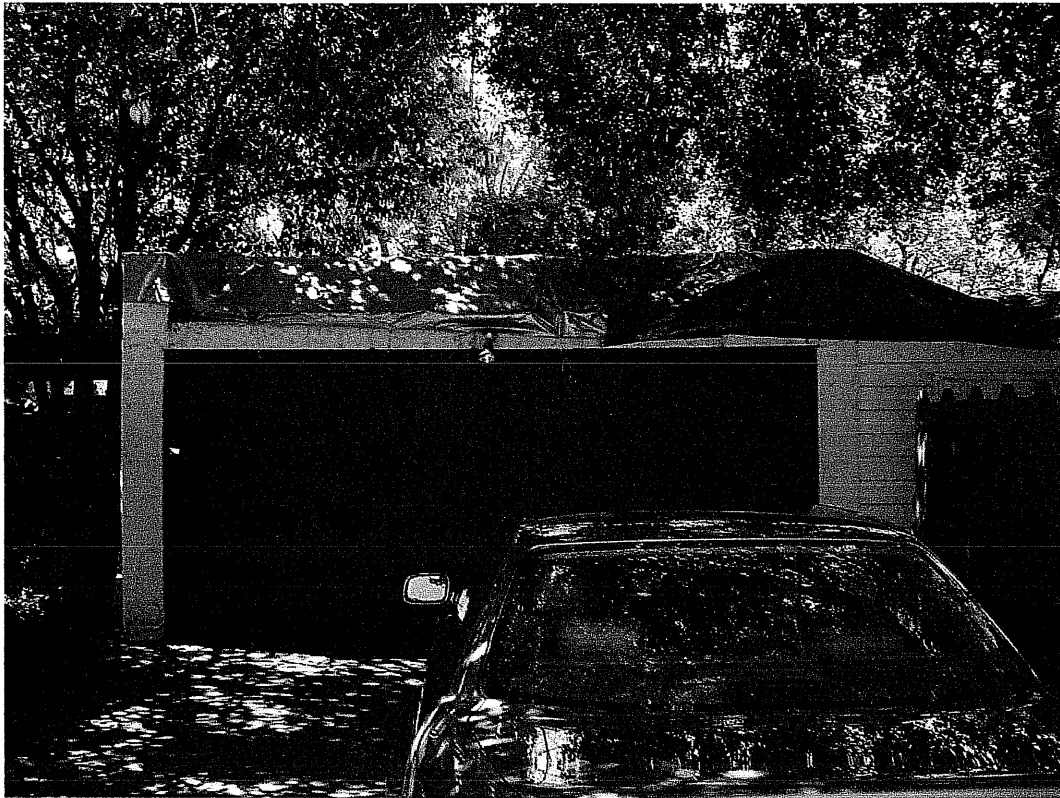


Photo 15: View of the front of detached garage.



Photo 16: View of west façade of the garage, note wooden siding.

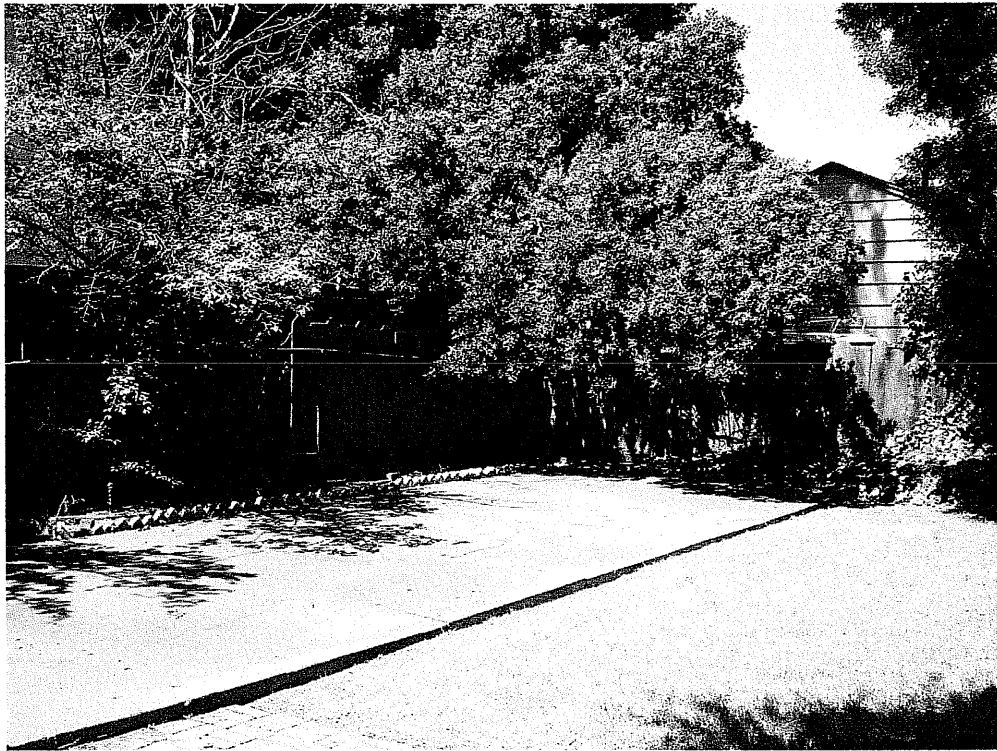


Photo 17: View of side yard adjacent to garage.

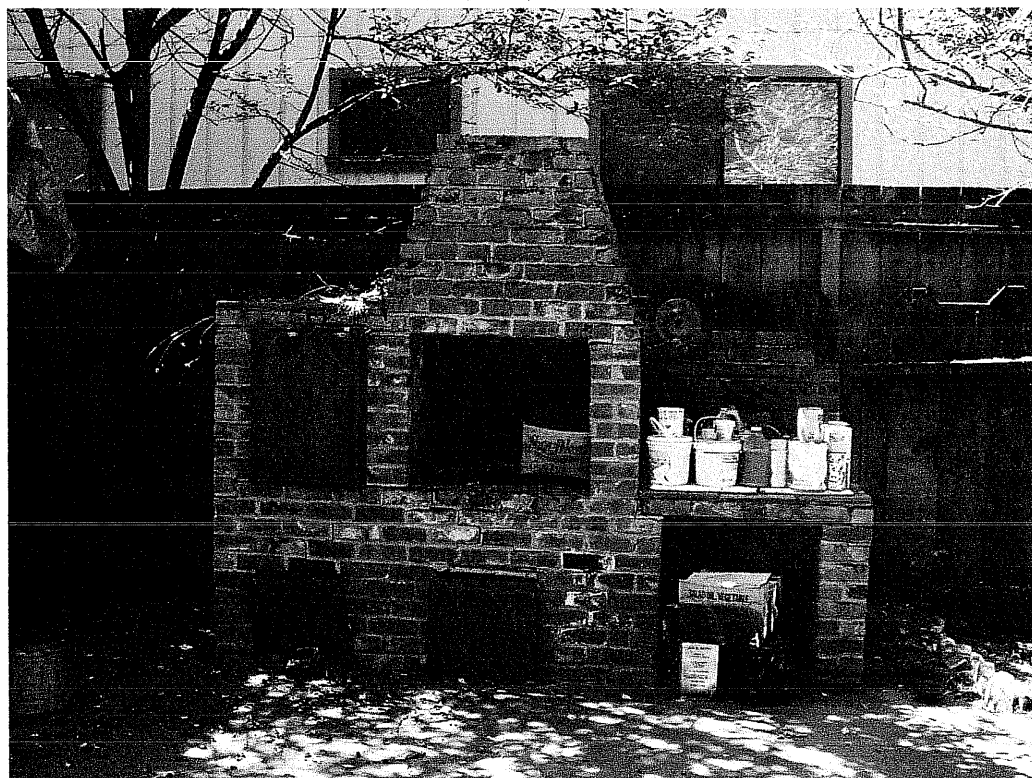


Photo 18: Detail of brick barbeque in side yard.

APPENDIX D:
Department of Parks and Recreation Forms

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or # 199 North Sunnyvale Avenue

P1. Other Identifier: The Raines House

P2. Location: _____ Not for Publication ☒ Unrestricted *a. County Santa Clara County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Mountain View Date: 1997 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 199 North Sunnyvale Avenue City: Sunnyvale Zip: 94086

d. UTM: 5 86 095mE/ 41 37 570mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

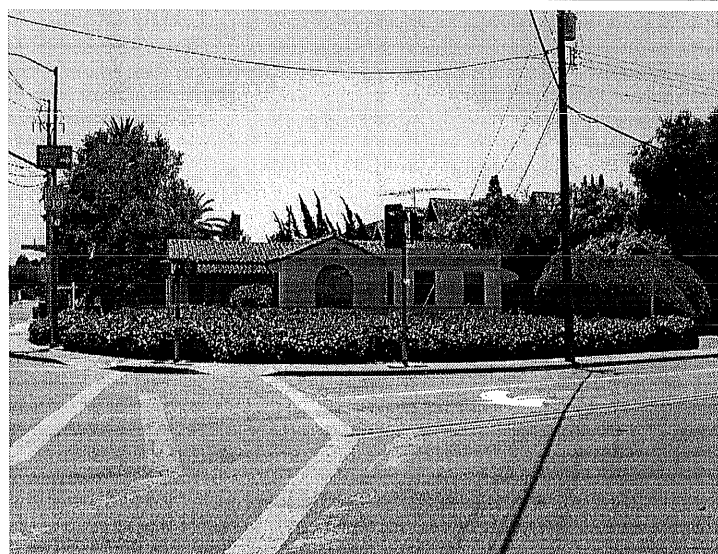
Parcel # 204-49-001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The structure at 199 North Sunnyvale Avenue is a single story Spanish Eclectic style residence in fair condition. The structure is built on a mass plan, and is of balloon frame construction. The exterior walls are surfaced with stucco, painted white. The roof is moderately pitched and gabled in a "T" shaped formation. Red Spanish roof tiles cover the roof. The eaves are very narrow, and enclosed. An addition has been made to the rear of the structure, with a flat parapet roof. The majority of the windows throughout the structure are wooden framed and in either double hung sash or multi-paned formation. Two large arched picture windows are also present, one on the eastern façade and one on the southern façade, both centrally placed beneath the gables. See Continuation Sheet, Page 4

*P3b. Resource Attributes: (List attributes and codes.) HP2

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object District ☐ Element of District ☐ Site ☐ Other

P5a. Photo or drawing (Photo required for buildings, structures, objects.)



P5b. Description of Photo: (View, date, accession #)
View of the residence at 199 North Sunnyvale Avenue from the north.

*P6. Date Constructed/Age and Sources

Historic ☒ Prehistoric ☐ Both ☐
Constructed 1931

*P7. Owner and Address:

Morris Jane Trust

*P8. Recorded by:

Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

*P9. Date Recorded: 7/28/05

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

Cartier, R. 2005 Historical Evaluation of the Property at 199 North Sunnyvale Avenue in the City of Sunnyvale.

* Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact
Record ☐ Photographic Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 199 North Sunnyvale Avenue

B1. Historic Name: The Raines House

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

Based upon visual evaluation and available documentation, the structure at 199 North Sunnyvale Avenue was constructed in 1931. The flat roofed portion of the structure appears to have been an early addition. Interior modifications have been made to the structure including the replacement of countertops, cabinets, and other kitchen fixtures as well as the bathroom fixtures.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Also present on the property is a garage which may have been capable of holding two small cars, or one larger modern car. The main portion of this garage is surfaced with stucco, and covered by a flat roof. A shed roof section extends from the western side of the garage, surfaced with horizontal wooden siding. The garage appears to be approximately contemporaneous to the residence.

B9a. Architect: Unknown b. Builder: John Kay

*B10. Significance: Theme Architecture & Shelter Area Sunnyvale

Period of Significance Inter-war Property Type Private Applicable Criteria N/A
The land that became Sunnyvale was originally the *Rancho Pastorio de las Borregas*, granted to Francisco Estrada in 1842. In 1850, Martin Murphy, Sr. acquired approximately 5000 acres of the Rancho and renamed it Bayview Ranch. The Irish immigrant and his family had been in the wagon train party led by Elisha Stevens that crossed the Sierras in 1844, two years before the infamous journey of the Donner Party which followed the same route.

In 1864, the Central Railroad's line between San Francisco and San Jose crossed Murphy's property, and he was granted the right to establish the "Murphy's Station" and "Lawrence Station" stops. The community of Encinal, which would be renamed Sunnyvale in 1901 and become incorporated in 1912, grew around this railroad line. W. E. Crossman, who became a major landowner and developer in Encinal in 1898, described Sunnyvale as the "City of Destiny," and promoted the city as an industrial center.

See Continuation Sheet Page 4

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

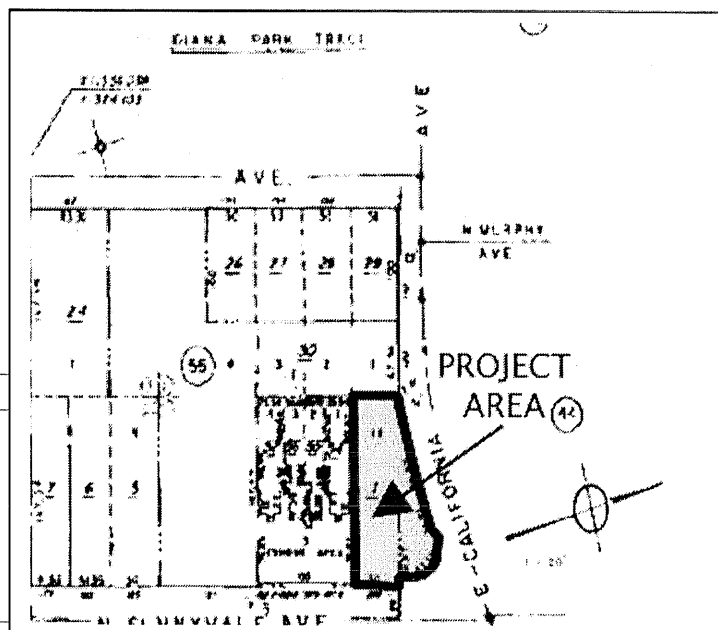
See Continuation Sheet Page 5

B13. Remarks:

*B14. Evaluator: Robert R. Cartier

*Date of Evaluation: 7/28/05

(This space reserved for official comments.)



LOCATION MAP

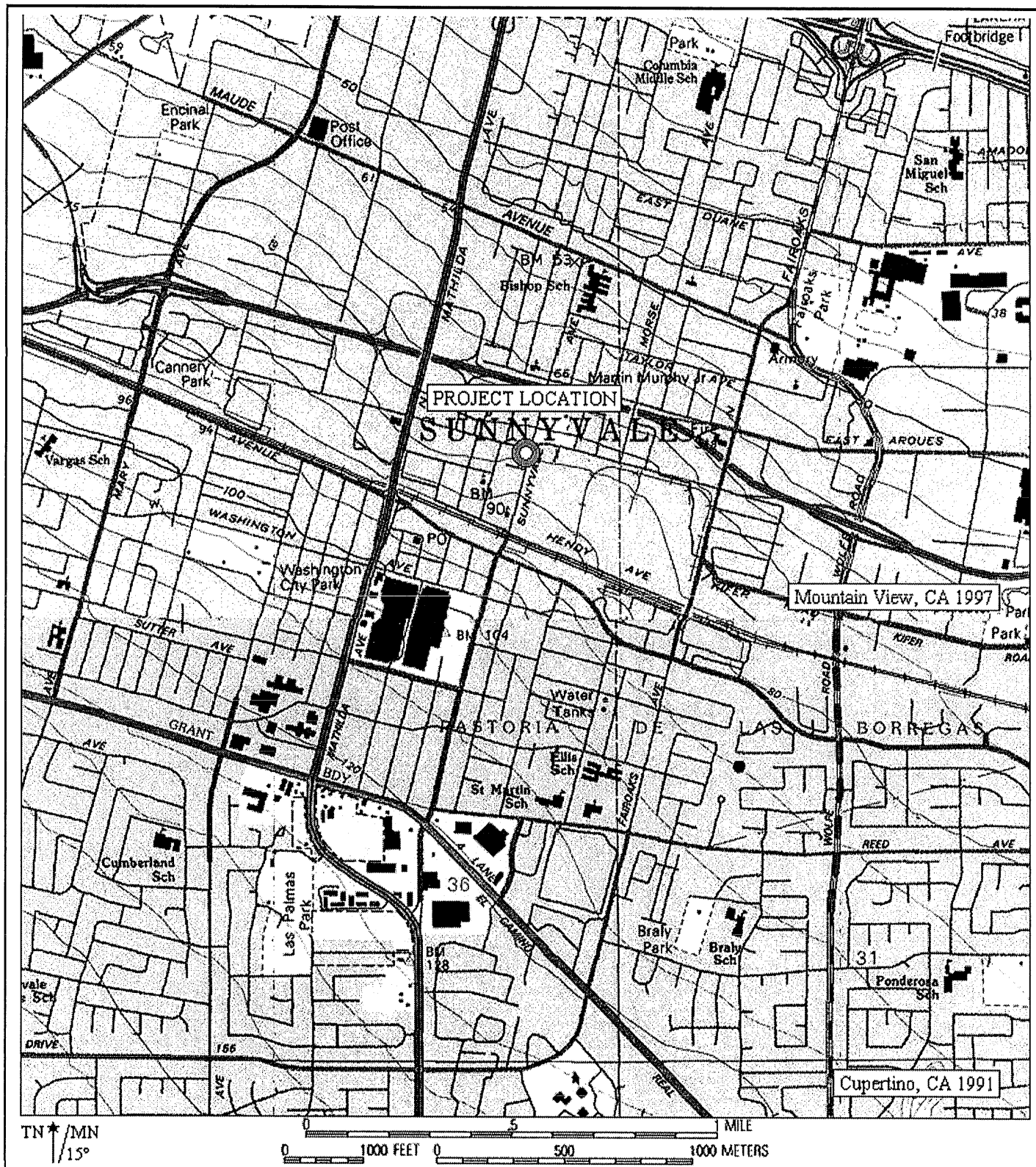
Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 Resource Name or # (Assigned by recorder) 199 North Sunnyvale Avenue

*Map Name: Mountain View

*Scale: 7.5 Minute

*Date of Map: 1997



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 5

*Resource Name or # (Assigned by recorder)

199 North Sunnyvale Avenue

*Recorded by Archaeological Resource Management

Date 7/27/05

☒ Continuation

☐ Update

Continued from P3a:

The front entry and porch are covered by a separate lower extension of the roof, surfaced with Spanish tiles, and supported by unadorned wooden posts. This porch covers both the front door, and a set of French doors which enter onto the living room.

The interior of the structure is in fair condition. In several areas, the interior walls suffer from severe water damage and some cracking. Main entry opens into the front room, which features hardwood floors and a patterned stucco ceiling. An unadorned pointed arch leads into the living room, which includes a stone fireplace. The kitchen appears to have been remodeled, with cabinets, sink, and major fixtures all dating to circa the 1950's. Fixtures in the main bathroom appear to date from this era as well. The rear addition, which extends off from the kitchen, includes a bedroom, a laundry and storage room, and a half bath.

Continued from B10:

The subject area was subdivided in 1906 as the Diana Park Tract. The proposed project area made up the entirety of Lot 14 of Block 2. The residence on the property was built by contractor John Kay for Otis B. Raines and his wife Nadine Raines in 1931. Otis Raines was the owner of Santa Clara County's first Chevrolet Dealership, Raines Garage, later to become known as Raines Chevrolet. In addition, he served as Mayor of Sunnyvale in 1946 (Seavey, 1988).

In 1957 the home was sold to John H. Morris and Jane A. Morris, husband and wife. John Morris worked at a Koreski-Houlihan Real Estate as a salesman. In 1978 he died, leaving the property to his wife Jane, who is the current owner.

CONTINUATION SHEET

Page 5 of 5

*Resource Name or # (Assigned by recorder)

199 North Sunnyvale Avenue

*Recorded by Archaeological Resource Management

Date 7/27/05

☒ Continuation

Update

Continued from B12:

Assessor's Office, County of Santa Clara

2005 Record search of assessed value and associated taxes for the property at 199 North Sunnyvale Avenue.

Calloway, S. and E. Cromley

1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Douglas, J.

1993 *Historical Footnotes of Santa Clara Valley.* San Jose Historical Museum Association, San Jose.

Hoover, M. et al

1966 *Historic Spots in California.* Stanford University Press, Stanford California.

McAlester, V. and L. McAlester

1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Payne, S.

1987 *Santa Clara County: Harvest of Change.* Windsor Publications, Northridge, California.

Recorder's Office, County of Santa Clara

2005 Record search of recorded information for the property at 199 North Sunnyvale Avenue.

Sawyer, E.

1922 *History of Santa Clara County, California.* Historical Record Company, Los Angeles.

Seavey, K. L.

1988 *Images: Sunnyvale's Heritage Resources.* Composite Arts, Sunnyvale, California.

Thompson & West

1876 *Historical Atlas of Santa-Clara County, California.* Thompson & West, San Francisco.

US Department of the Interior

1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior

1982 Bulletin 15 - "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.

1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.